



£215,000
4 Harwich Road
Wymering, PO6 3SD

NO FORWARD CHAIN! We are delighted to offer for sale this two double bedroom end of terrace house situated in the cul-de-sac location of Harwich Road, Wymering. The property does require a degree of modernisation throughout. Benefits include a south facing rear garden, conservatory, double glazing and is within walking distance to the Queen Alexandra Hospital.





ENTRANCE HALL 5' 11" x 5' 10" (1.8m x 1.78m)

LOUNGE 14' 3" x 9' 9" (4.34m x 2.97m)

SHOWER ROOM 5' 9" x 4' 10" (1.75m x 1.47m)

KITCHEN 11' 2" x 7' 10" (3.4m x 2.39m)

CONSERVATORY 6' 5" x 4' 7" (1.96m x 1.4m)

LANDING

BEDROOM ONE 14' 4" x 9' 9" (4.37m x 2.97m)

BEDROOM TWO 14' 3" x 8' 3" (4.34m x 2.51m)

REAR GARDEN Approx 30' south facing garden.

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.